

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER FOR
PARCELS R-10, R-11, and RC-9 IN THE SOUTH END
URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I on the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that re-imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Headstart Housing Associates has submitted a proposal for the development of Parcels R-10, R-11, and RC-9.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY.

1. That Headstart Housing Associates be and hereby is tentatively designated as Redeveloper of Parcels R-10, R-11, and RC-9.

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949; as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financing commitments from banks and other lending institutions; and
 - (iii) Working Drawings and Specifications.

(iv) Evidence that the rentals for one-quarter of the total units on Parcel RC-9 will be comparable to those charged tenants in a public housing project.

2. That the disposal of said properties by negotiation is appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the disposal transaction in accordance with Section 105 (c) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

JUNE 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCELS R-10, R-11, and RC-9

Summary: This memorandum requests that the Authority tentative designate Headstart Housing Associates as Redeveloper of Parcel R-10, R-11, and RC9 in the South End Urban Renewal Area.

Parcel R-10 consists of 35,490 square feet bounded by Harrison Avenue, East Newton Street, Public Alley #710 and East Brookline Street in the South End Urban Renewal Area.

Parcel R-11 consists of 22,988 square feet located at Washington Street, East Concord Street and James Street in the South End Urban Renewal Area.

Parcel RC-9 consists of 49,232 square feet located at West Concord Street, Washington Street and Rutland Street in the South End Urban Renewal Area.

Parcels R-10, R-11, and RC-9 were advertised by the Authority for redevelopment on November 5, 1972.

Headstart Housing Associates of 13 St. George Street, Boston, has submitted a proposal on Parcel R-10 for the construction of 27 units, community facilities, 15,000 square feet of commercial space, and the ~~rehabilitation of 16 units in the present Bates School.~~
(last clause deleted by vote of BRA)

The Headstart Housing Associates proposal for Parcel R-11 calls for the construction of 42 units and the rehabilitation of 20 units. The proposal for Parcel RC-9 calls for the construction of 83 units and 21,000 square feet of commercial space. The total on all three sites is 188 new and rehabilitated units, along with 36,000 square feet of commercial space.

The principals of the Headstart Housing Associates include Mr. Walter J. Zuk, general partner, and Peabody Construction Company, general partner (Class A limited partners to be admitted). The architect for the project is Anderson and Notter Associates. The general contractor is the Peabody Construction Company. Property Management will be handled by Weston Associates, Inc. Financing for Parcels R-10 and R-11 will be sought from private institutions. Mass Housing Finance Agency financing will be sought for the redevelopment of Parcel RC-9

and will be made conditional on the following: 1) that one-quarter of the total units on Parcel RC-9 be reserved for rental to low income persons
2) that the rental charged for said low income units be comparable to those charged in a public housing project.

I, therefore, recommend that the Authority tentatively designate Headstart Housing Associates as Redevelopers of Parcels R-10, R-11, and RC-9 in the South End Urban Renewal Area.

An appropriate Resolution is attached.